

**UCC FINANCING STATEMENT****FOLLOW INSTRUCTIONS**

<b>A. NAME &amp; PHONE OF CONTACT AT FILER (optional)</b> Jamie Gallian 714-321-3449
<b>B. E-MAIL CONTACT AT FILER (optional)</b>
<b>C. SEND ACKNOWLEDGMENT TO: (Name and Address)</b> Jamie Lynn Gallian 16222 Monterey Ln #376 Huntington Beach, CA 92649 USA

**DOCUMENT NUMBER:** 76027940003  
**FILING NUMBER:** 19-7691916827  
**FILING DATE:** 01/14/2019 09:10

**IMAGE GENERATED ELECTRONICALLY FOR WEB FILING**  
**THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY**

**1. DEBTOR'S NAME:** Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

<b>OR</b>	<b>1a. ORGANIZATION'S NAME</b> J-SANDCASTLE CO LLC			
	<b>1b. INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>
<b>1c. MAILING ADDRESS</b> 16222 MONTEREY LN #376		<b>CITY</b> HUNTINGTON BEACH	<b>STATE</b> CA	<b>POSTAL CODE</b> 92649
				<b>COUNTRY</b> USA

**2. DEBTOR'S NAME:** Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

<b>OR</b>	<b>2a. ORGANIZATION'S NAME</b>			
	<b>2b. INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>
<b>2c. MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>POSTAL CODE</b>
				<b>COUNTRY</b>

**3. SECURED PARTY'S NAME** (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

<b>OR</b>	<b>3a. ORGANIZATION'S NAME</b> J-Pad, LLC - CA SOS Entity No. 201804010750			
	<b>3b. INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>
<b>3c. MAILING ADDRESS</b> 2702 N GAFF ST		<b>CITY</b> ORANGE	<b>STATE</b> CA	<b>POSTAL CODE</b> 92865
				<b>COUNTRY</b> USA

**4. COLLATERAL:** This financing statement covers the following collateral:  
 LOCATED ON PROPERTY RECORDED IN ORANGE COUNTY CLERK RECORDERS OFFICE IN CALIFORNIA PARCEL MAP  
 RECORDED IN BOOK 108, PG(S) 47-48.

ASSESSORS PARCEL NUMBER 891-569-62  
 SERIAL NUMBERS AC7V710394GB, AC7V710394GA; DECAL NUMBER LBM1081

**5. Check only if applicable and check only one box:** Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

**6a. Check only if applicable and check only one box:**  
☐ Public-Finance Transaction ☒ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

**6b. Check only if applicable and check only one box:**  
☐ Agricultural Lien ☐ Non-UCC Filing

**7. ALTERNATIVE DESIGNATION (if applicable):** ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

**8. OPTIONAL FILER REFERENCE DATA:**

**FILING OFFICE COPY**

## UCC FINANCING STATEMENT ADDENDUM

### FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here <input type="checkbox"/>					
OR	9a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC				
	9b. INDIVIDUAL'S SURNAME				
	FIRST PERSONAL NAME				
	ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX	
<b>DOCUMENT NUMBER: 76027940003</b> <b>IMAGE GENERATED ELECTRONICALLY FOR WEB FILING THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY</b>					
10. DEBTOR'S NAME: Provide (10a or 10b) only <u>one</u> additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c.					
OR	10a. ORGANIZATION'S NAME				
	10b. INDIVIDUAL'S SURNAME				
	INDIVIDUAL'S FIRST PERSONAL NAME				
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX	
10c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
11. <input type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME <u>or</u> <input checked="" type="checkbox"/> ASSIGNOR SECURED PARTY'S NAME: Provide only <u>one</u> name (11a or 11b)					
OR	11a. ORGANIZATION'S NAME				
	11b. INDIVIDUAL'S SURNAME GALLIAN	FIRST PERSONAL NAME JAMIE	ADDITIONAL NAME(S)/INITIAL(S) LYNN	SUFFIX	
11c. MAILING ADDRESS 16222 MONTEREY LANE #376		CITY HUNTINGTON BEACH	STATE CA	POSTAL CODE 92649	COUNTRY USA
12. ADDITIONAL SPACE FOR ITEM 4 (collateral):					
13. <input type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)			14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input type="checkbox"/> is filed as a fixture filing.		
15. Name and address of RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):			16. Description of real estate:		
17. MISCELLANEOUS:					

FILING OFFICE COPY



STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM  
PO Box 277820 Sacramento, CA 95827  
1-800-952-8356  
www.hcd.ca.gov



**NOTICE OF SALE OR TRANSFER**

**ATTENTION: THIS FORM IS TO BE USED ONLY WHEN YOU SELL OR TRANSFER YOUR MANUFACTURED HOME/MOBILEHOME OR COMMERCIAL MODULAR. AT THAT TIME COMPLETE, SIGN, AND RETURN TO THE ADDRESS STATED ABOVE TO REPORT THE CHANGE OF OWNERSHIP. A COMPLETE TRANSFER APPLICATION PACKET MUST BE SENT IN TO COMPLETE THE TRANSFER OF TITLE.**

**SECTION I:** Enter the following information that describes your unit: Decal/License plate number(s), Serial(s) number, and Trade name of unit.

**SECTION II:** Enter the sale price and the date of sale/transfer including the month, day, and year.

**SECTION III:** Enter the full name and mailing address of the new owner/buyer(s).

**SECTION IV:** Enter date, city, and state indicating where and when this form is being executed. SELLER(S) MUST SIGN and print their names(s).

SECTION I. DESCRIPTION OF UNIT		
Decal Number(s)	Serial Number(s)	Trade Name
LBM1081	AC7V710394GA; AC7V710394GA	SKYLINE CUSTOM VILLA

**SECTION II. SALE OR TRANSFER INFORMATION**

For the sum of \$ \_\_\_\_\_ the receipt of which is hereby acknowledged, I/we did sell, transfer and deliver to the purchaser/owner named below, on 02/25/2021, my/our right title and interest in the unit described above.  
Date of Transfer

**SECTION III. NAME OF PURCHASER/NEW OWNER**

Name:  
JAMIE LYNN GALLIAN AND J-SANDCASTLE, CO LLC

Address:  
16222 MONTEREY LN #376

City: HUNTINGTON BEACH	State: CALIFORNIA	Zip Code: 92649-0000
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**SECTION IV. CERTIFICATION AND RELEASE OF SELLER(S)**

I/We certify under penalty of perjury under the laws of the State of California that: 1) I/we are the lawful owner(s) of the unit, and 2) I/we have the right to sell it, and 3) I/we guarantee and will defend the title to the unit against the claims and demands of any and all persons arising prior to this date, and 4) the unit is free of all liens and encumbrances.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed On 02/25/2021 at HUNTINGTON BEACH, CALIFORNIA  
Date City State

Signature of Seller: *Jamie Lynn Gallian, It's never*

Signature of Seller: \_\_\_\_\_

Printed Name(s): J-SANDCASTLE CO LLC

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 2/25/21 before me, Greg Buysman, Notary Public  
(insert name and title of the officer)

personally appeared Janice Lynn Gilligan  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Signature]

(Seal)





## TAX CLEARANCE CERTIFICATE

☒ Mobile Home

☐ Floating Home

### COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

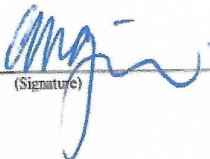
- ☐ Delinquent license fees
- ☐ Property taxes applicable to the home identified above through the fiscal year
- ☒ A security deposit for payment of the property taxes for the fiscal year 2021-2022
- ☒ No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

**THIS CERTIFICATE IS VOID ON AND AFTER SEPTEMBER 7, 2021.**

Executed on July 9, 2021 at Santa Ana.  
Treasurer-Tax Collector for Orange County, State of California.

Issued on July 9, 2021

  
(Signature)

BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM**LIEN SATISFIED****SECTION I. DESCRIPTION OF UNIT**

This unit is a:

☒ Manufactured Home/Mobilehome
 ☐ Commercial Modular
 ☐ Floating Home
 ☐ Truck Camper
The Decal (License) No.(s) of the unit is: LBM1081The Trade Name of the unit is: CUSTOM VILLAThe Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA**SECTION II. DEBTOR(S) NAME(S)**Name of Debtor(s): J-SANDCASTLE CO, LLC**SECTION III. LIENHOLDER'S CERTIFICATION**

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Date 7/9/2021
 Address 16222 MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649  
Street Address or P.O. Box City State Zip





**Shari L. Freidenrich, CPA**  
Orange County Treasurer-Tax Collector  
P.O. BOX 1438 • Santa Ana, CA 92702-1438  
601 N. Ross Street, Building 16, Santa Ana  
Office Hours: 8:00 AM-5:00 PM Monday - Friday  
Phone Hours: 9:00 AM-5:00 PM (714) 834-3411  
octreasurer.com/octaxbill

## 2021-22 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

0000210-0000210 STMT----- 344031 OCT017  
#BVNLBH \*\*\*\*\*AUTO\*\*ALL FOR AADC 926  
#8915 6962 2021 1#

GALLIAN, JAMIE LYNN  
16222 MONTEREY LN SPC 376  
HUNTINGTON BEACH CA 92649-2258



OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2021

J-SANDCASTLE CO LLC

### MOBILE HOME

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/21		2nd Installment DUE 2/1/22		TO PAY BOTH INSTALLMENTS BY 12/10/21
891-569-62	04-902	\$473.46	+	\$473.46	=	\$946.92

### IMPORTANT INFORMATION INFORMATION COPY

Taxes were pre-paid at the time of purchase and will be credited towards this tax bill.

### VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	86,339	863.39
COAST COMM COLLEGE DIST	.03119	86,339	26.92
OCEAN VIEW SCHOOL DIST	.02796	86,339	24.14
HUNTINGTON BCH UNION HS	.02260	86,339	19.52
HUNTINGTON BEACH EMPLOYEE RETIREME	.01500	86,339	12.95
<b>TOTAL CHARGED</b>	<b>1.09675</b>		<b>946.92</b>

**DID YOU KNOW?**

Sign up to receive a text/email due date reminder at [octreasurer.com/securedreminders](https://octreasurer.com/securedreminders)  
Pay online at [octreasurer.com/octaxbill](https://octreasurer.com/octaxbill) to receive same day credit, no service fee by eCheck and an emailed receipt.

Mailed payments must have a USPS postmark on or before the last timely payment date. If you wait until the last day to mail your payment, get your envelope hand-stamped with a postmark to ensure it is timely. See [octreasurer.com/postmarks](https://octreasurer.com/postmarks).

### PROPERTY LOCATION

16222 MONTEREY LN 376 HUNTINGTON BEACH

### ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2021

DESCRIPTION	FULL VALUE	COMPUTED TAX
PERSONAL PROPERTY - OTHER	86,339	
<b>TOTAL VALUES:</b>	<b>86,339</b>	<b>946.92</b>
<b>TOTAL NET TAXABLE VALUE:</b>	<b>86,339</b>	<b>946.92</b>

FOR DETAILS OF TAX TYPES, VISIT OUR WEBPAGE AT [OCTREASURER.COM/OCTAXBILL](https://OCTREASURER.COM/OCTAXBILL)

THERE WILL BE A \$26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON

FIRST INSTALLMENT DUE 11/1/21 →	\$0.00	SECOND INSTALLMENT DUE 2/1/22 →	\$0.00	TOTAL DUE AND PAYABLE →	\$0.00
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BDE-266 (P1) REV. 13 (05-20)

## CLAIM FOR HOMEOWNERS' PROPERTY TAX EXEMPTION

If eligible, sign and file this form with the Assessor on or before February 15 or on or before the 30th day following the date of notice of supplemental assessment, whichever comes first.

### SEE INSTRUCTIONS BEFORE COMPLETING

NAME AND MAILING ADDRESS  
(Make necessary corrections to the printed name and mailing address)

891-569-62  
GALLIAN, JAMIE LYNN  
16222 MONTEREY LN, SPC 376  
HUNTINGTON BEACH, CA 92649



**CLAUDE PARRISH**  
**ORANGE COUNTY ASSESSOR**  
500 S. MAIN ST, FIRST FLOOR, SUITE 103  
ORANGE, CA 92668-4512 or  
P.O. BOX 628  
SANTA ANA, CA 92702-0628  
PHONE: (714) 834-3821  
FAX: (714) 834-2565  
www.ocgov.com/assessor

#### FOR ASSESSOR'S USE ONLY

Received \_\_\_\_\_  
Approved \_\_\_\_\_  
Denied \_\_\_\_\_  
Reason for denial \_\_\_\_\_  
M-2085154 NO

#### PROPERTY DESCRIPTION

Parcel No. 891-569-62  
Address of dwelling  
16222 MONTEREY LN, UNIT 376  
HUNTINGTON BEACH  
TR RANDRE BLK 376  
LOT UN

Print your social security number and name here

SSN: XXX-XX-3936  
NAME: JAMIE L GALLIAN

Print co-owner's or spouse's social security number and name when this property is also his/her principal residence

SSN: \_\_\_\_\_  
NAME: \_\_\_\_\_

#### STATEMENTS

This claim may be used to file for the Homeowners' Exemption for the Assessment Roll and the Supplemental Assessment Roll. A new owner must file a claim even if the property is already receiving the homeowners' exemption. Please carefully read the information and instructions before answering the questions listed below.

- When did you acquire this property? 11-1-2018  
(month/day/year)
- Date you occupied this property as your principal residence (see instructions): 11-1-2018  
(month/day/year)
- Do you own another property that is, or was, your principal place of residence in California? ☒ YES ☐ NO

If YES, please provide the address below, and the date you MOVED OUT, if no longer your principal place of residence:

Address: 14476 Alderport Drive HB 92649 12/31/2018  
Street address City Zip Code month/day/year

Only the owners or their spouses who occupy the above-described property (including a purchaser under contract of sale) or his or her legal representative may sign this claim. (If the property comprises more than one dwelling unit, other co-owner occupants may wish to file separate claims; however, only one exemption will be allowed per dwelling unit.)

If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of the contract, you must attach a copy to this claim.

#### CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information herein, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE OF OWNER-OCCUPANT 	DATE
SIGNATURE OF OCCUPANT'S SPOUSE OR CO-OWNER-OCCUPANT	DATE
EMAIL ADDRESS <u>JAMIEGALLIAN@gmail.com</u>	DAYTIME TELEPHONE NUMBER <u>(714) 321-3447</u>

IF YOU DO NOT OCCUPY THIS PARCEL AS YOUR PRINCIPAL RESIDENCE, PLEASE DISCARD THIS FORM.

If you occupy this parcel at a later date, contact the Assessor at that time.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION





STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS



## Title Search

Date Printed: Jul 27, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

### Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

### Registered Owner:

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021

Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

### Situs Address:

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Situs County: ORANGE

### Legal Owner:

JPAD LLC  
RONALD J PIERPONT  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 02/25/21 10:11:00

### Title Searches:

JANINE JASSO  
PO BOX 370161  
EL PASO, TX 79937

Title File No: LBM1081

HOUSER BROS. CO.  
16222 MONTEREY LN OFC  
HUNTINGTON BEACH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

\*\*\*END OF TITLE SEARCH\*\*\*

Page Number:2



**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGISTRATION CARD**

Manufactured Home

**Decal: LBM1081**

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021	

**Addressee**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649



**Registered Owner(s)**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

\*\*\*\*\*

**ATTENTION OWNER:**

THIS IS THE REGISTRATION CARD FOR THE  
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS  
CARD IN A SAFE PLACE WITHIN THE UNIT.

**INSTRUCTIONS FOR RENEWAL:**

REGISTRATION FOR THIS UNIT EXPIRES ON THE  
DATE INDICATED ABOVE IN THE BOX LABELED  
"Exp. Date". THERE ARE SUBSTANTIAL  
PENALTIES FOR DELINQUENCY. IF YOU DO NOT  
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS  
PRIOR TO THE EXPIRATION DATE, CONTACT  
H.C.D. FOR RENEWAL INSTRUCTIONS.

\*\*\*\*\*

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS



**Title Search**

Date Printed: Aug 11, 2021

Decal #: LBM1081 Use Code: SFD  
Manufacturer: SKYLINE HOMES INC Original Price Code: BVH  
Tradename: CUSTOM VILLA Rating Year:  
Model: Tax Type: LPT  
Manufactured Date: 05/29/2014 Last ILT Amount:  
Registration Exp: Date ILT Fees Paid:  
First Sold On: 07/28/2014 ILT Exemption: NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

**Registered Owner:**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Last Title Date:** 08/03/2021

**Last Reg Card:** 08/03/2021

**Sale/Transfer Info:** Price \$.00 Transferred on 02/25/2021

**Situs Address:**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Situs County: ORANGE

**Legal Owner:**

J-PAD LLC  
21742 ANZA AVE  
TORRANCE, CA 90503

**Lien Perfected On:** 01/14/19 15:22:00

**Title Searches:**

JANINE JASSO  
PO BOX 370161  
EL PASO, TX 79937

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081



# **EXHIBIT C**

**EXHIBIT C**

Fill in this information to identify your case:

Debtor 1 **Jamie Lynn Gallian**  
First Name Middle Name Last Name  
Debtor 2  
(Spouse if, filing) First Name Middle Name Last Name  
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA—SANTA ANA DIVISION**  
Case number **8:21-bk-11710-ES**  
(if known)

☐ Check if this is an amended filing

## Official Form 106C

### Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

#### Part 1: Identify the Property You Claim as Exempt

1. Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.

- ☒ You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)  
☐ You are claiming federal exemptions. 11 U.S.C. § 522(b)(2)

2. For any property you list on *Schedule A/B* that you claim as exempt, fill in the information below.

Brief description of the property and line on <i>Schedule A/B</i> that lists this property	Current value of the portion you own Copy the value from <i>Schedule A/B</i>	Amount of the exemption you claim Check only one box for each exemption.	Specific laws that allow exemption
16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from <i>Schedule A/B</i> : 1.1	\$235,000.00	<input checked="" type="checkbox"/> \$600,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.730
Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 6.1	\$3,500.00	<input checked="" type="checkbox"/> \$3,500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.020
waterford crystal set red and white wine glasses Line from <i>Schedule A/B</i> : 6.2	\$1,000.00	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.040

Debtor 1 **Jamie Lynn Gallian**

Case number (if known) **8:21-bk-11710-ES**

Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own <small>Copy the value from Schedule A/B</small>	Amount of the exemption you claim <small>Check only one box for each exemption.</small>	Specific laws that allow exemption
<b>Wall television, computer, printer and peripherals</b> <b>Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649</b> Line from Schedule A/B: 7.1	<b>\$500.00</b>	<input checked="" type="checkbox"/> \$500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.020</b>
<b>Lladro figurine collection (20)</b> Line from Schedule A/B: 8.1	<b>\$1,900.00</b>	<input checked="" type="checkbox"/> \$1,900.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.040</b>
<b>Misc. clothing</b> <b>Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649</b> Line from Schedule A/B: 11.1	<b>\$1,000.00</b>	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.020</b>
<b>Movado wrist watch (20 yrs. old); costume jewelry, misc. non-gold chains/bracelets, and earrings.</b> <b>Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649</b> Line from Schedule A/B: 12.1	<b>\$1,000.00</b>	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.040</b>
<b>5-year old Wired Terrier Dog</b> Line from Schedule A/B: 13.1	<b>\$25.00</b>	<input checked="" type="checkbox"/> \$25.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.020</b>
<b>EDD Debit account: Bank of America</b> Line from Schedule A/B: 17.1	<b>\$3,793.00</b>	<input checked="" type="checkbox"/> \$3,793.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.225</b>
<b>Savings: Alliant Credit Union—Only funds are Covid-19 relief funds from the government.</b> Line from Schedule A/B: 17.2	<b>\$1,407.00</b>	<input checked="" type="checkbox"/> \$1,407.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.220</b>
<b>Savings: Alliant Credit Union—Only funds are Covid-19 relief funds from the government.</b> Line from Schedule A/B: 17.3	<b>\$2,600.00</b>	<input checked="" type="checkbox"/> \$381.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.220</b>
<b>Savings: Alliant Credit Union—Only funds are Covid-19 relief funds from the government.</b> Line from Schedule A/B: 17.3	<b>\$2,600.00</b>	<input checked="" type="checkbox"/> \$2,219.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.225</b>
<b>IRA: Fidelity</b> Line from Schedule A/B: 21.1	<b>\$7,400.00</b>	<input checked="" type="checkbox"/> \$7,400.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.115(a)(1) &amp; (2), (b)</b>



Debtor 1 **Jamie Lynn Gallian**

Case number (if known) **8:21-bk-11710-ES**

Brief description of the property and line on  
Schedule A/B that lists this property

Current value of the  
portion you own

Amount of the exemption you claim

Specific laws that allow exemption

Copy the value from  
Schedule A/B

Check only one box for each exemption.

**IRA: Fidelity**  
Line from Schedule A/B: 21.1

**\$7,400.00**

**\$7,400.00**

**11 U.S.C. § 522(b)(3)(C)**

☐ 100% of fair market value, up to  
any applicable statutory limit

**Personal Injury claim against  
Huntington Beach Gables HOA;  
Jesus Jasso, Jr. Case No.  
30-2020-01153679. Estimated  
damages \$195,000.**  
Line from Schedule A/B: 34.4

**Unknown**

**\$195,000.00**

**C.C.P. § 704.140**

☐ 100% of fair market value, up to  
any applicable statutory limit

**Potential Victim Restitution Order  
Jesus Jasso, Jr, OCSC 19WM09951**  
Line from Schedule A/B: 34.2

**Unknown**

**XX**

**\$73,000.00**

**C.C.P. § 704.140**

**100% of fair market value, up to  
any applicable statutory limit**

**3. Are you claiming a homestead exemption of more than \$170,350?**

(Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment.)

☐ No

☒ Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?

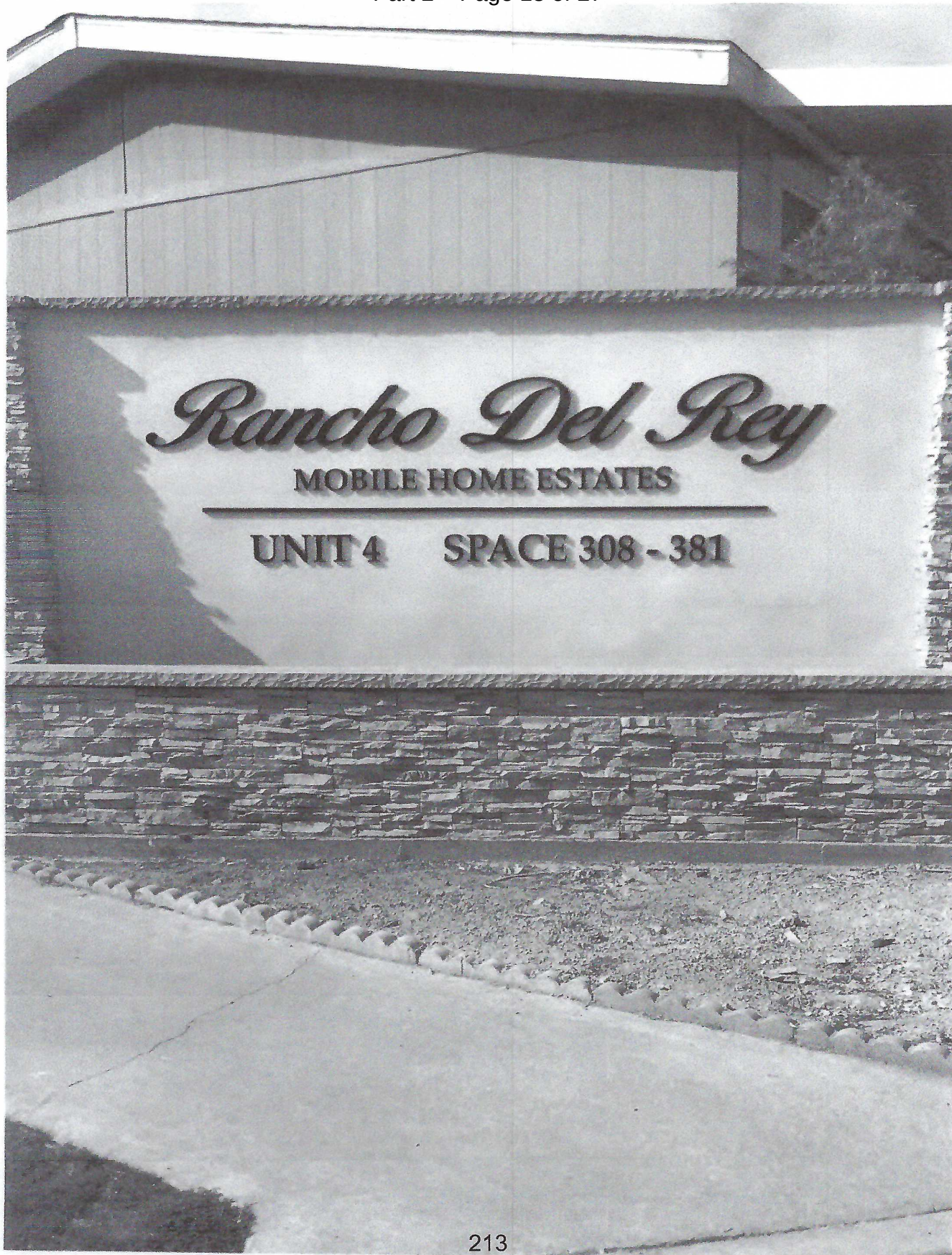
☐ No

☒ Yes

## Attachment B

### LEGAL DESCRIPTION







Units 1, 2, 3 and 4 of Lot 2 of the following:

All that certain land situated in the State of California, County of Orange, City of Huntington Beach, described as follows:

Proposed Tract No. 10542, being a subdivision of the following:

A portion of the northeast one quarter (1/4) of the northwest one quarter (1/4) of Section 20, Township 5 south, Range 11 west, in the Rancho Las Bolsa Chica, as shown on a map recorded in book 51, page 13 of Miscellaneous Maps, records of said Orange County, being described as follows:

Parcel 1 of a map filed in book 108, page 48 of Parcel Maps.

NOTICE OF COMPLIANCE WITH CONDITIONS ON TRACT  
AUTHORIZATION FOR RELEASE FOR RECORDING

TO: City Clerk  
FROM: PLANNING DEPARTMENT  
James W. Palin

Date

August 7, 1971

TRACT NO. 10542

RECREATION & PARKS FEES PAID 10.512.00

Other: \_\_\_\_\_

James W. Palin  
(Signature)

$1'' = 630'$ 

19	20
30	29

SHEET 2 OF 2 SHEETS  
2 PARCELS  
58.362 ACRES

# PARCEL MAP

T.R.M. 77-7  
R.S.T. 8531

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 20, T5S, R11W,  
IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK  
51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DEC 23 1977 27127

FILED AT 4:00 PM IN BOOK PAGE  
OF PARCEL MAP, COUNTY OF ORANGE, CALIFORNIA  
AS REQUEST OF COUNTY CLERK  
J. WILLY CARLSON COUNTY RECORDER

VALLEY CONSULTANTS, INC.  
SAM F. KNISS, R.C.E. NO 17377

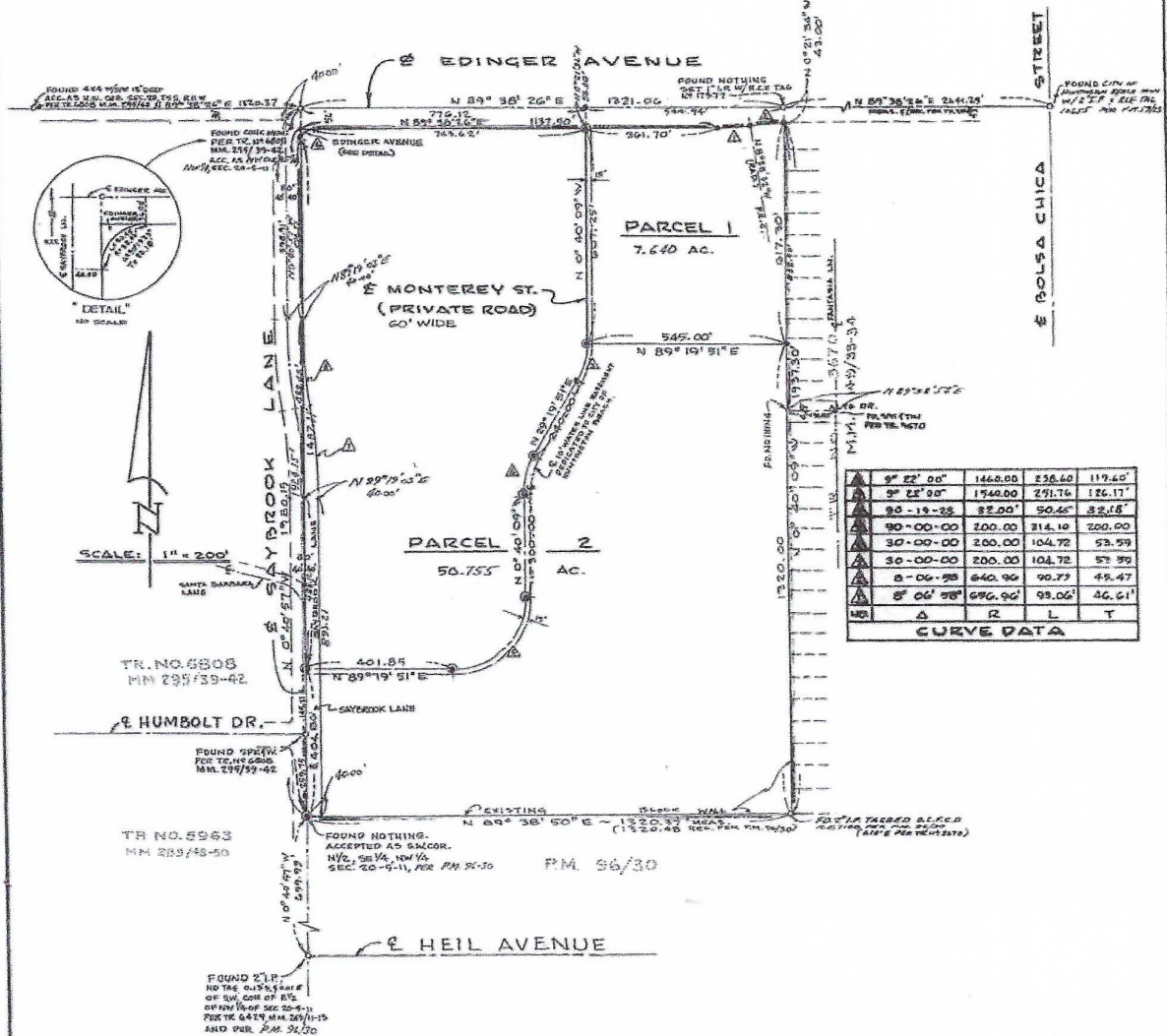
7.00

## BASIS OF BEARINGS

THE BASIS OF BEARINGS ON THIS MAP IS THE CENTER  
LINE OF EDINGER AVENUE (N 89° 38' 26"E) AS SHOWN  
ON TRACT NO 6800, M.M. 297/39-42, RECORDS OF ORANGE COUNTY.

## MONUMENT NOTES

- - FOUND MONUMENTS AS NOTED.
- - SET 1" I.P.W./R.C.E. TAG NO 17377.
- ⊙ - SET 3" P.K. & WASHNER MKD "RCE 17377".





108 47

SHEET 1 OF 2 SHEETS

T.P.M. 77-7  
2 PARCELS  
58.362 ACRES

# PARCEL MAP

T.P.M. 77-7  
R.C.T. 8531

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 20, T.5 S., R.11 W.,  
IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK  
51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

VALLEY CONSULTANTS, INC.

SAM F. KNISS, R.C.E. NO. 17377

DATE OF SURVEY: JAN. 9, 1977

DEC 20 1977 27127

108 47  
RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA  
AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

7.00

## OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE  
INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO  
THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN  
THE COLORED BORDER LINE, AND WE HEREBY DEDICATE TO THE PUBLIC FOR  
STREET PURPOSES: EDINGER AVENUE AND SAYBROOK LANE. WE ALSO  
HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH THE 10 FOOT WATER  
LINE EASEMENT IN MONTEREY STREET AS SHOWN ON THIS MAP.

HOUSER BROS. CO.,  
A LIMITED PARTNERSHIP.

Vernon F. Houser  
VERNON F. HOUSER  
GENERAL PARTNER

Clifford C. Houser  
CLIFFORD C. HOUSER  
GENERAL PARTNER

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE }

ON THIS 5th DAY OF OCTOBER, 1977, BEFORE ME, LISA STRAIT,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
VERNON F. HOUSER AND CLIFFORD C. HOUSER, KNOWN TO ME  
TO BE THE PARTNERS OF HOUSER BROS. CO., A LIMITED PARTNER-  
SHIP, THE PARTIES KNOWN TO ME TO BE THE PARTIES WHO EXECUTED  
AND THEY ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED  
THE SAME.

MY COMMISSION EXPIRES MAY 10, 1981

WITNESS MY HAND AND OFFICIAL SEAL:

Lisa Strait  
LISA STRAIT  
NOTARY PUBLIC IN AND FOR SAID STATE

IMPERIAL CORP. OF AMERICA, SUBSTITUTED TRUSTEE FOR  
LIDO INSURANCE AGENCY, INC., A CALIFORNIA CORPORATION, AS  
TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 7377, PAGE 951  
AND IN BOOK 8583, PAGE 41, BOTH OF OFFICIAL RECORDS.

Claudia Mae Miller  
CLAUDIA MAE MILLER  
VICE PRESIDENT

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE }

ON THIS 11th DAY OF DECEMBER, 1977, BEFORE ME, JOY C. KNOWLES,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Claudia Mae Miller, KNOWN TO ME TO BE THE VICE PRESIDENT,  
AND James R. Nelson, KNOWN TO ME TO BE THE ASST. SECRETARY,  
OF IMPERIAL CORP. OF AMERICA, INC., A CALIFORNIA CORPORATION, THE  
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN  
TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON  
BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH  
CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

Joy C. Knowles  
JOY C. KNOWLES  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV 24, 1978

CALIFORNIA - SANSOME CORPORATION, A CALIFORNIA CORPORATION,  
AS TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 8359,  
PAGE 173 OF OFFICIAL RECORDS.

Daniel J. Bugala  
DANIEL J. BUGALA  
VICE PRESIDENT

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE }

ON THIS 6th DAY OF DECEMBER, 1977, BEFORE ME, SHARON M. KITT,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Daniel J. Bugala, KNOWN TO ME TO BE THE VICE PRESIDENT,  
AND Thomas R. Nelson, KNOWN TO ME TO BE THE ASST. SECRETARY,  
OF CALIFORNIA - SANSOME CORPORATION, A CALIFORNIA CORPORATION,  
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,  
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN  
INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED  
TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

Sharon M. Kitt  
SHARON M. KITT  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV 2, 1978

MASLEN CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE  
UNDER A DEED OF TRUST RECORDED IN BOOK 9251, PAGE 423 OF  
OFFICIAL RECORDS MERGED INTO HERNANDEZ FINANCIAL CORPORATION

Wm. A. Graham  
WM. A. GRAHAM  
VICE PRESIDENT

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE }

ON THIS 6th DAY OF DECEMBER, 1977, BEFORE ME, SHARON M. KITT,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Wm. A. Graham AND Elise M. Warden, KNOWN TO ME TO BE THE VICE  
PRESIDENT & ASST. SECRETARY, RESPECTIVELY, OF MASLEN CORPORATION,  
THE CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN  
INSTRUMENT AND

## ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND  
BASED ON A FIELD SURVEY CONDUCTED BY THE ENGINEER IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES  
AND THAT THE MAP IS CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE COUNTY  
SURVEYOR. THE MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS  
AND THAT THIS PARCEL MAP COMPLETES THE SUBDIVISION MAP PROCEDURE  
AND THE CONDITIONS OF THE SUBDIVISION MAP WHICH WERE REQUIRED  
TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

SIGNED: Sam F. Kniss  
SAM F. KNISS R.C.E. NO. 17377

## CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION  
MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY  
CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE COUNTY  
SURVEYOR.

DATED THIS 21st DAY OF OCTOBER, 1977  
MICHAEL ZAMBORSKY  
CITY ENGINEER OF HUNTINGTON BEACH



## CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE }

I, ALICIA M. WELTHUTH, CITY CLERK OF THE CITY OF HUNTINGTON  
BEACH, ORANGE COUNTY, DO HEREBY CERTIFY THAT THE MAP WAS  
PRESENTED FOR APPROVAL TO THE CITY ENGINEER AND CITY CLERK AT A  
REGULAR MEETING OF THE CITY ENGINEER AND CITY CLERK ON OCTOBER 27, 1977,  
AND THAT THEREUPON THE CITY ENGINEER AND CITY CLERK, BY AN INSTRUMENT  
PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON  
BEHALF OF THE PUBLIC THE DEDICATION OF EDINGER AVENUE AND  
SAYBROOK LANE FOR STREET PURPOSES, AND DID ALSO ACCEPT  
ON BEHALF OF THE CITY OF HUNTINGTON BEACH THE WATER LINE  
EASEMENT IN MONTEREY STREET AS DEDICATED TO THE PUBLIC  
APPROVE JUDGES MAP FURNISH TO THE RECORDS OF BOOK 8583(1) OF  
THE SUBDIVISION MAP ACT.

Alicia M. Welthuth  
ALICIA M. WELTHUTH  
CITY CLERK  
DATED: November 8, 1977

BY Robert W. Nelson  
ROBERT W. NELSON  
DEPUTY

## COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION  
MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT  
RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS 16th DAY OF DECEMBER, 1977.

C. R. Nelson  
C. R. NELSON  
COUNTY SURVEYOR

BY Robert W. Nelson  
ROBERT W. NELSON  
DEPUTY

## SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)  
OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES  
HAVE BEEN OMITTED:  
1. SOUTHERN CALIFORNIA GAS CO., A CORPORATION, HOLDER  
OF AN EASEMENT PER BOOK 7283, PAGE 106, O.R. #  
2. GENERAL TELEPHONE CO., A CORPORATION, HOLDER OF AN EASE-  
MENT PER BOOK 7283, PAGE 106, O.R. # 7283, PAGE 106, AND IN  
3. COUNTY OF ORANGE, NO EASEMENT PER BOOK 7283,  
PAGE 289, O.R. #  
4. CITY OF HUNTINGTON BEACH, HOLDER OF EASEMENT PER BOOK  
8217, PAGE 482, O.R. #  
5. STEARNS RANCHOS COMPANY, HOLDER OF EASEMENT PER  
BOOK 91, PAGE 50 & BOOK 91, PAGE 106, BOTH OF DEEDS.  
6. SO. CAL. ED. CO. ALSO HOLDS EASEMENTS PER BOOK 8366,  
PAGE 20, O.R. # & BOOK 9300, PAGE 334, O.R. #

## IMPROVEMENT NOTICE

PURSUANT TO THE PROVISIONS OF SECTION 66411 OF THE SUBDIVISION MAP  
ACT, NOTICE IS HEREBY THAT EDINGER AVENUE AND SAYBROOK LANE SHALL BE  
IMPROVED IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH STANDARDS  
AT THE TIME PARCEL NO. 2 IS DEVELOPED.

EXHIBIT B (ESTATE)

The Estate of Interest in the land is described as follows:

A Ground Leasehold Estate as to Parcels 1 and 2, said Estate being more particularly described as the Lessee's Interest under those certain Ground Leases set forth in Subparagraph (A) herein below.

A remainder interest in a determinable Fee Estate as to Parcels 3 and 4;

An easement as to Parcels 5 and 6;

(A) Those certain Ground Leases, dated August 1, 1980, executed by Houser Bros. Co., a limited partnership organized under the laws of the State of California, in which Clifford C. Houser and Vernon F. Houser constitute the sole General Partners, as Landlord, and by Robert P. Warmington, as Tenant, for the term ending December 31, 2059, upon the Terms, Covenants and Conditions therein contained, recorded as following in Official Records of said Orange County;

Note 1:

The Lessee's interest under said Leases has been assigned to G/NB Investors, a California limited partnership by Assignment which recorded September 30, 1986 as Instrument No. 86-456266 of Official Records; reference being hereby made to the record thereof for full particulars.

Note 2:

An undivided 78.34% of the Lessee's interest under said Leases has been assigned to Barry Brief Family Trust dated May 11, 1993, by Assignment which recorded September 24, 1998 as Instrument No. 19980644010 of Official Records; reference being made to the record thereof for full particulars.



EXHIBIT A (LEGAL)

Parcel 1:

Units 1 through inclusive as shown and defined on a Condominium Plan (the "Condominium Plan") recorded in Book 13358, Pages 1193 and following of Official Records of Orange County, California, excepting that portion consisting of buildings and other improvements.

Parcel 2:

An undivided eighty/eightieths (80/80) interest in the Common Area of Lots 1 and 2 of Tract No. 10542, in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 456, Pages 49 and 50 of Miscellaneous Maps, records of Orange County, California, as shown and defined on the Condominium Plan, excepting that portion consisting of buildings and other improvements.

Parcel 3:

Those portions of Units 1 through inclusive, as shown and defined on the Condominium Plan, consisting of buildings and other improvements.

Parcel 4:

An undivided interest in and to those portions of the Common Area as shown and defined on the Condominium Plan, consisting of buildings or other improvements.

Parcel 5:

An easement for the exclusive use and occupancy of those portions of the restricted Common Area, as defined on said Condominium Plan for entry and staircases and attic space relating to said units.

Parcel 6:

A non-exclusive easement and right to use the Common Area as defined on said Condominium Plan, except the restricted Common Area.



## Title Chain & Lien Report

16222 Monterey Ln, Huntington Beach, CA 92649-6214

APN: 178-011-16

Orange County Data as of: 08/03/2020

Search Start Date: 01/01/1967 Start Date: 01/01/1967  
Search End Date: 08/19/2020 End Date: 08/19/2020

Date	Type	Grantor	Grantee	Document #	Doc Ref.
10/22/1979	Lease	Warmington Robert	Robert P Warmington	13362.317	
10/22/1979	Lease	Houser Bros	Warmington Robert	13362.320	
11/06/1979	Cancellation	Houser Bros		13383.1868	
12/06/1979	Lease	Houser Bros	Warmington Robert	13424.499	
12/06/1979	Lease	Warmington Robert	Robert P Warmington	13424.504	
09/02/1980	Plat, County Miscellaneous Plat			13726.1096	
09/02/1980	Plat, County Miscellaneous Plat			13726.1130	
09/02/1980	Plat, County Miscellaneous Plat			13726.1166	
09/02/1980	Plat, County Miscellaneous Plat			13726.1202	
09/02/1980	Plat, County Miscellaneous Plat			13726.1232	
09/02/1980	Plat, County Miscellaneous Plat			13726.1268	
09/02/1980	Plat, County Miscellaneous Plat			13726.1304	
09/02/1980	Plat, County Miscellaneous Plat			13726.1340	
09/02/1980	Plat, County Miscellaneous Plat			13726.1099	
09/02/1980	Plat, County Miscellaneous Plat			13726.1133	
09/02/1980	Plat, County Miscellaneous Plat			13726.1169	
09/02/1980	Plat, County Miscellaneous Plat			13726.1205	
09/02/1980	Plat, County Miscellaneous Plat			13726.1235	
09/02/1980	Plat, County Miscellaneous Plat			13726.1271	
09/02/1980	Plat, County Miscellaneous Plat			13726.1307	
09/02/1980	Plat, County Miscellaneous Plat			13726.1343	
09/08/1980	Plat, County Miscellaneous Plat			13733.192	
09/08/1980	Plat, County Miscellaneous Plat			13733.272	
09/08/1980	Plat, County Miscellaneous Plat			13733.195	

09/08/1980	Plat, County Miscellaneous Plat			13733.275	
09/26/1980	Plat, County Miscellaneous Plat			13760.957	
10/03/1980	Release			13773.4	
10/03/1980	Release			13773.7	
10/10/1980	Plat, County Miscellaneous Plat			13783.1726	
10/10/1980	Plat, County Miscellaneous Plat			13783.1779	
10/10/1980	Plat, County Miscellaneous Plat			13783.1729	
10/10/1980	Plat, County Miscellaneous Plat			13783.1782	
10/14/1980	Plat, County Miscellaneous Plat			13787.1775	
10/14/1980	Plat, County Miscellaneous Plat			13787.1828	
10/14/1980	Plat, County Miscellaneous Plat			13787.1778	
10/14/1980	Plat, County Miscellaneous Plat			13787.1831	
10/17/1980	Plat, County Miscellaneous Plat			13793.949	
10/17/1980	Plat, County Miscellaneous Plat			13793.952	
07/06/1990	Deed	Houser Bros	Houser Bros	1990.357100	
07/06/1990	Deed Of Trust	Houser Bros	Union Bank	1990.357101	342851
07/21/1997	Amendment	Houser Bros		1997.342851	
10/06/1993	Deed	Malmberg Jack N &	Malmberg Jack N &	1993.678726	
10/08/1993	Declaration Of Homestead	Sullivan John L		1993.686386	
01/27/1994	Declaration Of Homestead	Gibbons Robert L		1994.66495	
07/13/1994	Declaration Of Homestead	Hunn Nancy C		1994.451177	
01/28/1997	Declaration Of Homestead	Rounds Royal E		1997.40615	
07/31/1998	Reconveyance			1998.499256	
06/19/2000	Declaration Of Homestead	Newton Carol A		2000.321481	
08/23/2007	Declaration Of Homestead	Moomau Linda Charl		2007.523219	
09/15/2014	Declaration Of Homestead	Radzinski Linda M		2014.372099	
05/22/2017	Declaration Of Homestead	Vanzyl Yvonne H		2017.208348	

#### Liens, Filings & Judgments

16222 Monterey Ln, Huntington Beach, CA 92649-6214

Search Start Date: 01/01/1967 Name(s) Searched: Houser Bros Co, Houser Bros Co Trust  
Search End Date: 08/19/2020 Match: Exact

Date	Type	Subject Name	Document #	Doc Ref.
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06/10/1971	Certificate Of Partnership	Houser Bros	9672.175	
07/31/1972	Certificate Of Partnership	Houser Bros	10251.992	
08/17/1976	Amendment	Houser	11854.900	
09/23/1980	Plat, County Miscellaneous Plat	Houser Bros	13754.281	
09/23/1980	Plat, County Miscellaneous Plat	Houser Bros	13754.291	
11/04/1983	Lien	Houser Bros	1983.499211	282543
^ 07/31/1985	Release	Houser Bros	1985.282543	
05/02/1989	Amendment	Houser	1989.232116	
07/06/1990	Deed Of Trust	Houser Bros	1990.357101	342851
^ 07/21/1997	Amendment		1997.342851	
07/09/1990	Certificate Of Partnership	Houser Bros	1990.361236	
07/31/1998	Reconveyance		1998.499256	
11/09/2004	Certificate Of Delinquency Of Personal Property Tax	Houser Bros CX	2004.1008431	
11/09/2004	Certificate Of Delinquency Of Personal Property Tax	Houser Bros CX	2004.1008432	
04/03/2006	State Tax Lien	Houser Brothers	2006.219506	409646
^ 07/30/2009	Release	Houser Brothers	2009.409646	
12/03/2008	State Tax Lien	Houser Brothers	2008.557266	409647
^ 07/30/2009	Release	Houser Brothers	2009.409647	
07/01/2009	Release	Houser Brothers	2009.347624	
12/03/2010	State Tax Lien	Houser Brothers	2010.652383	157636
^ 03/28/2011	Release	Houser Brothers	2011.157636	
06/14/2011	Release	Houser	2011.290442	
12/06/2011	Certificate Of Delinquency Of Personal Property Tax	Houser Bros	2011.636007	
12/06/2011	Certificate Of Delinquency Of Personal Property Tax	Houser Bros	2011.636008	
11/07/2014	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2014.469087	
11/07/2014	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2014.469088	
11/08/2016	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2016.564698	
11/19/2019	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2019.480966	8699
^ 01/08/2020	Release	Houser Bros Co	2020.8699	